

**ENGINEERS COOPERATIVE HOUSING SOCIETY ISLAMABAD**  
**SANGJANI, SECTOR D-18 ISLAMABAD**  
**PHONES: 0512229754-6**

4/5/33<sup>rd</sup> AGM/06/2022/ECHS  
18 June 2022

To: \_\_\_\_\_  
(All Allottee Members of ECHS)

Copy to: The Circle Registrar,  
ICT, Cooperative Societies Deptt,  
F-8 Markaz, Islamabad

Subject: **Minutes of 33<sup>rd</sup> Annual General Body Meeting (AGM) – ECHS (D-18), Sangjani, Islamabad**

Dear Member,

1. 33<sup>rd</sup> Annual General Body Meeting (AGM) of Engineers Cooperative Housing Society, Islamabad was held on March 12, 2022 (Saturday) at AWT Mess (Blue Lagoon) Rawalpindi. The meeting commenced at 11:20 hours, the scheduled timings for formal commencement of proceedings. President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI (M), (Retd) was in chair. The meeting started with recitation from the Holy Quran and Dua-e-Mughfart for following members who died since AGM-32:-

- a. Engr. Maj Gen Hidayat Ullah Khan Niazi (Retd), ex-President ECHS
- b. Mr. Muhammad Naeem Qureshi
- c. Engr. Brig Zulfiqar Ali Shah Bukhari (Retd)
- d. Engr. Abdul Qadir
- e. Engr. Brig Javed Abbas Chaudhry (Retd)
- f. Engr. Ishrat Ullah Khan
- g. Engr. Brig Khadim Hussain (Retd)
- h. Engr Chaudhry Zafar Iqbal
- j. Engr. Brig Suleman (Retd)
- k. Engr. Zafar Iqbal Shad
- l. Mrs. Nayyara Shamim Chaudhry
- m. Engr. Brig Ghulam Haider (Retd)
- n. Mr. Muhammad Irfan
- o. Engr. Lt Gen Asif Ali (Retd)
- p. Engr. Usman Mehmood
- q. Engr. Lt Col Shuja Abbas Zaidi (Retd)
- r. Engr. Bakhtiar Hussain
- s. Engr. Lt Col Mehmood Akhtar Khan (Retd)
- t. Dr. Azeem Alam Khan
- u. Engr. Lt Col Ijaz Ahmed (Retd)
- v. Engr. Lt Col Shoukat Ali (Retd)

- w. Engr. S. Farhat Ali Hashmi
- x. Engr. Javed Ahmed
- y. Mr. Asad Ullah
- z. Engr. Muhammad Saeed Rana
- aa. Mrs. Khudija Parveen
- bb. Engr. Arshad Mehmood
- cc. Engr. Muhammad Akhtar Rana
- dd. Engr. Lt Col Safdar Hussain (Retd)
- ee. Engr. Nazar Muhammad
- ff. Mr. Muhammad Hanif
- gg. Engr. Muhammad Anwar
- hh. Engr. Lt Col Muazzam Khan (Retd)
- jj. Engr. Col Muhammad Safdar (Retd)
- kk. Engr Syed Wajahat Ali Bukhari
- ll. Mr. Zakria Zafar Ullah

2. **Attendance.** 209x members signed their arrival and attended the meeting. Families were not invited however some members did attend the meeting with family. Mr. Siraj Loan from Circle Registrar Office Islamabad was in attendance of proceedings.

3. **Provision of Information to Members.** The agenda points of the AGM were sent to all members by post vide ECHS letter No. 4/5/33<sup>rd</sup> AGM/02/2022/ECHS dated 28 Feb 2022 and also published in Daily Jang Rawalpindi and Daily Dawn Islamabad dated 1<sup>st</sup> March 2022. Following documents were also made available for consultation of members prior/during the proceedings:-

- a. Agenda Points for 33<sup>rd</sup> AGM.
- b. Appraisal of Audit Reports 2016-17, 2017-18, 2018-19, 2019-20, 2020-21.
- c. Approval of Budget – 2021-2022.
- d. Approval of Proposed Budget – 2022-2023.
- e. Bye-laws of the Society.
- f. Minutes of MCM Aug 2019 to March 2022.
- g. Lot of information about the society (including photograph showing updated development state was displayed on billboards to enable honorable members for better updation. It included Layout Plan for Residential and Commercial Plots provisionally approved by CDA, duly marked with latest developments showing multiple entries/exits. Photographs showing Parks, Jamia Mosque ECHS, Roots Millennium School, Commercial Plazas and constructed houses in the society were also displayed.

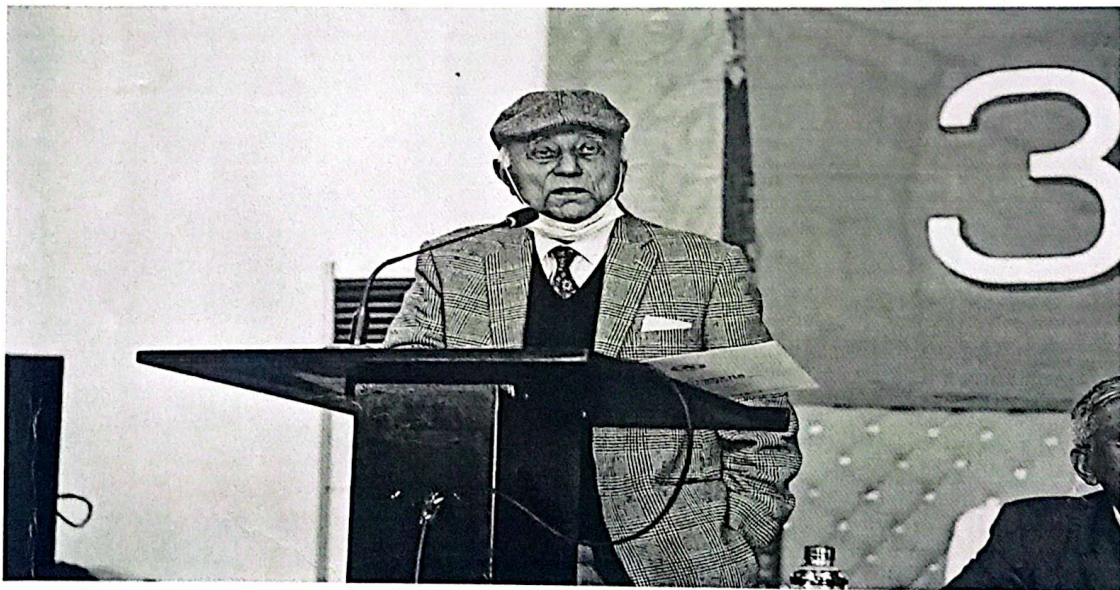
4. Engr. Lt Col Rafiq Ullah Ismail, TI (M) (Retd), General Manager (Admin & Tech) ECHS performed the duties of Stage Secretary. He welcomed the participants of the meeting on behalf of the Managing Committee ECHS.





**The Management Committee and Representative of Circle Registrar**

5. **Welcome Address by the President ECHS.** President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI (M), (Retd) welcomed all the participants in general and senior members in particular. He thanked all the participants for attending the meeting especially those who had travelled long distance to make the AGM successful. President further informed that detailed briefing on development works will be given by the Secretary and MC Members, however he covered following information in his opening address:-



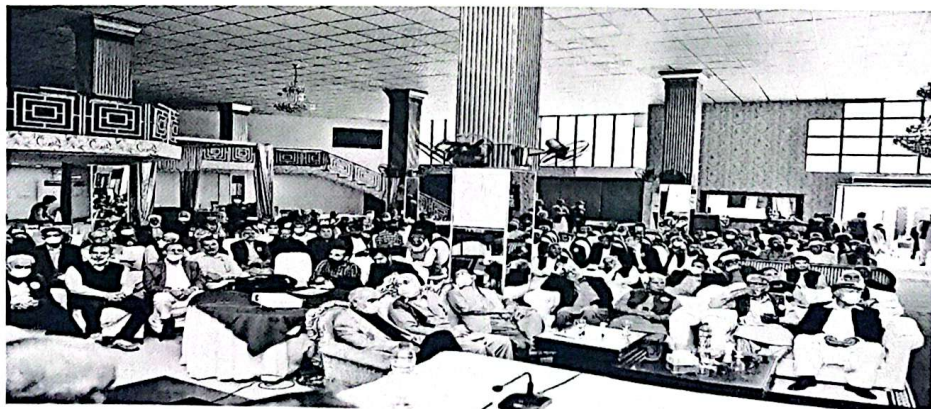
**Welcome Address by the President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI (M) (Retd)**

- a. **Direct Approach to Society from GT Road through MVHS-D-17.** The President highlighted the importance of direct access from GT Road through MVHS. He informed the House that main hurdles earlier confronted en-route have already been negotiated with MVHS and D-17 Sectoral road is being further extended towards North Avenue of ECHS. Road will be constructed by MVHS & land of ECHS will be utilized which was already purchased for this purpose. He further added that



linking of North Avenue with Paswal Road towards Western direction is also being pursued to approach Sangjani Motorway Interchange (M-I).

- b. **Sangjani Interchange on Motorway (M-I).** After its commissioning, Sangjani Interchange is not only being used by our Society but entire surrounding area is being benefitted. In this regard we are thankful to NHA, AWT & WAPDA Housing Societies who alongwith ECHS have jointly contributed toward completion of this project.
- c. **Improvement of Internal Roads of ECHS.** The Society has completed premix asphalt of all major roads i.e, Z.A Bukhari Road along with Round About, Saadi Road, Dr. AQ Khan Road (Ridge Road renamed), North Commercial Link Paswal Road, Ali Mardan, Al-Bairuni Blvd, Al-Bairuni Road, Zarqali Road, 18<sup>th</sup> Avenue (Nawazish Ali Khan Road), Khawarzmi Road, Firnas Road, Saadi Road, Khalid Road, Sector M Street No. 101 Link to Gulshan-e-Seht Road. Balance Road work of Sector B & C is in progress.
- d. **Horticulture & Development of Parks/Green Areas.** MC is trying to provide a peaceful and green living environments to the members of the Society. Therefore, with a view to making ECHS green and worth living place, Management is paying special attention towards extensive tree plantation. During last five years, ECHS has planted 20,000 plants. In the current season approximately 5000 new plants have been planted in the Society and management has made appropriate arrangements to look after the plants. Moreover, Society has developed two Parks in Sectors K and Sector-H where playing & amusement facilities for children have also been fixed. Moreover, development of Hill Park in Sector G and Play grounds for Roots Millennium School (ECHS Building Property), in Sector-H have also been completed.
- e. **Liaison with Various Departments/Agencies.** The President apprised the house that all members of the Management Committee are doing their best for the betterment of Society and in this regard they are in contact with the officials of different departments i.e, IESCO, SNGPL, Revenue Department, Tehsil & District Administration and Local Land Owners.



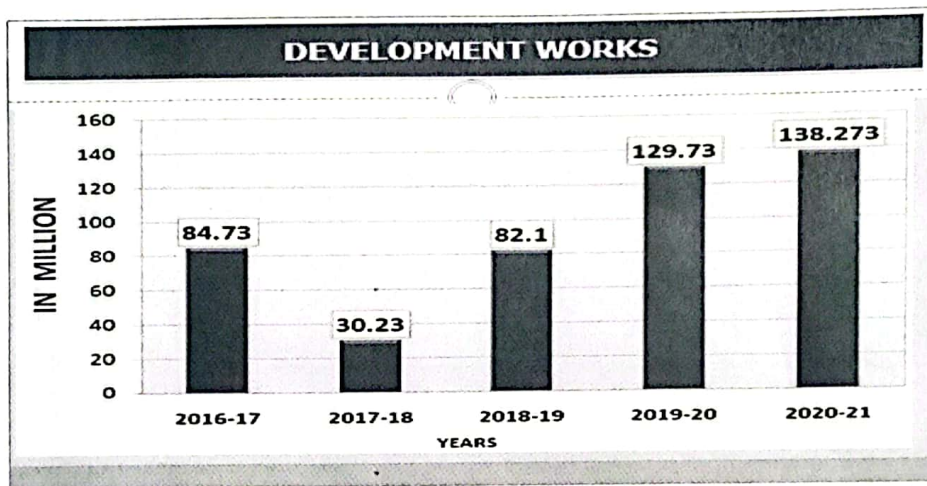




**ECHS Members attending 33<sup>rd</sup> AGM**

- f. **Construction of Houses By the Members.** President further informed that it is a matter of great satisfaction to mention that trust of the members in the Society is increasing every passing day and as a result houses construction activity is in full swing. To date 241 x house plans/drawings have been submitted by Members in the Society office and out of these, 234 x drawings have been returned duly approved for commencing construction. 67 x houses are under construction whereas 126 x members have completed their houses and residing (including 15 x houses constructed in Sector-M and 13 x under construction). 6 x Commercial Plazas completed in Main Commercial, North Commercial and Sector Commercial Sector A & K. These will accelerate the process of habitation in the Society.
- g. **Amenities.** Keeping in view the number of present residents and future requirement, construction of Jamia Masjid ECHS has been completed. An-other Mosque to cater for the needs of residents in sector 'M', is also being constructed there which has been donated by family of Col Khalid Raof (Late). Roots Millennium School is providing quality education to the ECHS residents and other societies in the area. The number of students in school is increasing day by day. Presently 200 x students are studying in this School and Playground/Parks have also been developed adjacent to the School.
- h. To cater for requirement of employees and Security Staff, two more floors have been added to the existing staff accommodation. A Guest Room has also been developed for any visiting member from out station.

- j. President further added that ECHS Management is trying its level best for upkeep of the Society, however, he requested the members for extending cooperation at their end.
- k. **Asset Value.** President added that with the completion of Interchange and also direct access from GT Road, along-with provision of other amenities, ECHS is fast becoming a beautiful and livable society. Execution of development works has increased the asset value of Society. After completion of all major roads, besides facilitation for all residents, the asset value of all members' plots has almost doubled in last 2 years' time. State of last five years development expenditure is as under:-

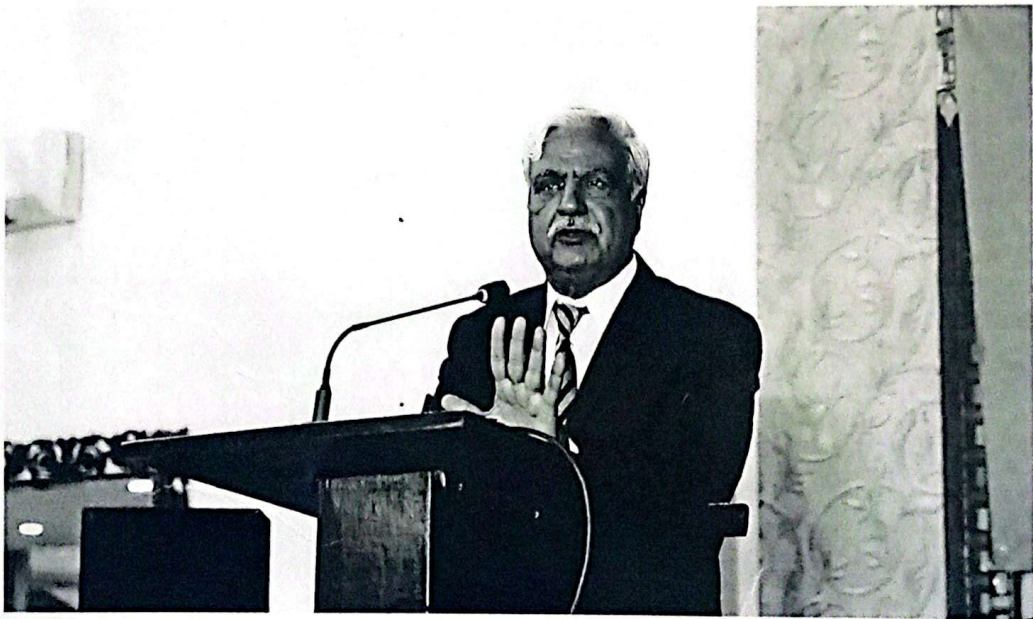


**DEVELOPMENT WORKS CHART**

- l. **Construction of Hospital.** For the construction of hospital, many organizations and hospitals have contacted MC. President requested that this being important requirement AGM may allow the construction of hospital.
- m. **Commercial Activities.** President informed that many people have contacted MC to buy commercial plots and Joint Venture offers were also received. President apprised the House that for the benefit of the Society, auction of commercial plots is required to be carried out. He added that in order to make the auction transparent, advertisement shall be published in National Newspapers. The interested personnel may witness the auction proceedings being conducted by a Committee in the presence of Circle Registrar/representative. The Auction would however be carried out subject to AGM approval.
- n. **Nayatel Internet.** For development of telecommunication networks, M/s Nayatel (Pvt) Ltd, Islamabad has agreed for provision of telecommunication facilities. In this regard, MOU has been signed and the work has commenced at site. Due to availability of this service, TV, Telephone and Internet facilities will be availed by the residents of ECHS.



- p. **Banking Facility.** It was also informed that the Bank of Punjab will soon open up its booth in ECHS for facilitation of the residents.
- q. **Documentary.** A documentary of 10 minutes duration covering major developments was shown to all participants. After the documentary, President asked the Secretary for detailed updation on different aspects of the Society and development works.
6. **Address by the Secretary ECHS.** The Secretary ECHS Engr Col Muhammad Sarfraz, SI (M), (Retd) updated the house on following aspects:-
- a. The Secretary informed the House that the present Management Committee (MC) was elected through elections held in July 2019. Prior to this, an officer of Assistant Commissioner (AC) rank was working as Administrator ECHS.
- b. The Secretary explained that breakout of Covid-19 restricted the work freedom till Jun 2021 and this MC practically got just a year to work in this 2½ year time span. He further informed that it is a matter of great satisfaction that by the grace of Almighty Allah, present MC has remained very active and productive (even in the limited available time) which is evident as informed by the President ECHS in his speech.



**Engr Col Muhammad Sarfraz, SI (M), (Retd)**  
**Secretary ECHS**

- c. **Dedicated Electric Feeder.** The major concern of residents ECHS had been provision of a dedicated Electric Feeder for the Society. Alhamdulillah an independent

urban electric feeder has been commissioned since 2020. The residents are now relieved of frequent breakdown because of earlier available rural feeder.

- d. **Update on Important Road Connectivity Network.** ECHS is connected with M1, M2, GT Road, New Islamabad Airport, Hakla Interchange CPEC and under construction Margalla Avenue Islamabad. The travelling time to reach all these important links is approx. 5-10 minutes whereas New Islamabad Airport is about 15-20 minutes distance from ECHS. This road connectivity/network has resulted in ECHS being an ideal and very central location in the entire area.
- e. **Preservation of Landscape & Provision of Amenities.** Secretary explained that the credit goes to the pioneer managements of ECHS who planned and developed this Society in such a way that maintaining its landscaping has enhanced its natural beauty. Value addition are its 300 & 600 yards plots, Public amenities, including Mosques, Schools, Parks, Commercial areas and wide beautiful roads which all make it very aesthetic and ECHS Horticulture team is putting its all out efforts (despite shortage of water) to make it further green and attractive.
- f. **Allotment vis-à-vis Available Plots.** This aspect of allotted vs available plots of ECHS has always been a source of trust and strength for the Society. There is not a single member of the Society who in any way is affected with reference to allotment vis a vis availability of his/her plots.
- g. **Special Check.** The Secretary informed that Special audit and FIA ground check have been carried out in the light of orders issued by the Honourable Supreme Court of Pakistan for all Cooperative Housing Societies. Alhamdo-Lillah no observation has been raised with reference to ECHS. The land usage vis-à-vis approved Town Planning has been found absolutely correct and highly appreciated, as not even a single violation was observed in this regard.
- h. **Information about Improvement of Services in ECHS.** Secretary informed that:-
- (1) **Tube Well.** To improve water supply, 2 x New Tube Wells have been installed.
  - (2) **Rain Harvesting.** The already existing constructed water tank (for rain harvesting) is being used for water storage.
  - (3) **RO Plant.** 1 x RO plant (A very useful facility for the residents) for drinking water has been installed.
  - (4) **Improvement of Water Supply.** All out effort is being made to provide water to under construction houses too.
  - (5) To improve water supply, following is also planned:-
    - (a) 2 x new Tube Wells.
    - (b) Booster Pump for supply to an already constructed water reservoir on Hill Park.



- (c) Construction of 50,000 gallons underground water reservoir adjacent to the Tube Wells on North Avenue.
- (d) Hiring of a consultant for better distribution of water supply in all Sectors.

(6) Water, electricity & gas supply network in Sector 'M' is about to be completed by the end of Mar/Apr 2022. These all facilities already exist in all other sectors of ECHS.

(7) **Cleanliness & Garbage Collection.** This is being ensured through an engagement of a Contractor for the purpose.

j. **Security Aspects**

(1) **Security Cameras.** Work on all security matters including security guards, street lights and CCTV Cameras are in completion phase.

(2) **Boundary Wall.** Construction of security wall from Paswal Gate to the South-West boundary of ECHS (Approx 2.5 KM) has been completed. It has contributed in provision of psychological and physical safety to the residents of Sector D, E, F and M.

k. **Expenses on Utilities.** Secretary informed that the expenses incurring on all the above mentioned services, being provided to the residents are much more than the recovery from the present residents, which is about 10-12% only. The comparison is given below:-

**MONTHLY CHARGES**

S.No	On Account of	One Kanal	10 Marlas	100 SqYds	150 SqYds
1.	Security Charges	400	200	200	300
2	Water Charges	500	500	500	500
3	Masjid Charges	250	250	250	250
4	Garbage Collection Charges	250	250	250	250
	<b>Total</b>	<b>1400</b>	<b>1200</b>	<b>1200</b>	<b>1300</b>

S.No	Details	No of House/Plaza	Average Monthly Charges Received
1	Under Construction House/Plaza	67	53,600
2	Completed House/Plaza	127	177,800
	<b>Total</b>		<b>231,400</b>

## MONTHLY CHARGES VS EXPENDITURE ON FACILITATION OF RESIDENTS

Income	- Rs 231,400/pm
Expenditure	- Rs 2,032,768/pm
<b>Average Monthly Short fall</b>	<b>- Rs 1,801,368/-</b>

- i. Secretary however greatly appreciated the residents, saying that the credit goes to the present residents who have come and inhabited the Society as pioneers, therefore they deserve all the support and Management Committee is fully aware and supportive of them.
- m. **Futuristic Suggestions for Development of ECHS.** The Secretary; suggested/highlighted certain important targets/objectives for the Management Committees to follow, which are:-
- (1) Construction of Amenities, e.g., Hospital, Community Centre, Petrol Pump, Primary /Secondary School of F.G standard.
  - (2) Further improvement of Security System, e.g., employment of a reputed Security Company, installation of remaining Street Lights and CCTV cameras covering the entire Society.
  - (3) Electrification of all Commercial Areas & North Avenue.
  - (4) Installation of another Electric Feeder & Grid Station.
  - (5) Development of Sewerage Disposal & Treatment Plant.
  - (6) Repair & Development of all remaining roads.
  - (7) Finalization of pending land cases with adjacent societies / locals.
7. Secretary thereafter requested Chairman Technical Committee to brief the House. Chairman Technical Committee Engr Brig Dr. Qaiser Hameed Malik, SI (M), (Retd) in his brief covered following aspects:-
- a. **Solar Lights.** 50 Nos of solar lights installed few years back were not functioning mainly due to batteries life expired. The lights have been repaired a built and now fully functioning in ECHS. Moreover 25 x new state of the art solar lights have been installed in Sector 'M' which are functioning satisfactorily.





**Engr Brig Dr. Qaiser Hameed Malik, SI (M), (Retd)**  
**Executive Member - MC & Chairman Technical Committee**

- b. **Hill Park Lights.** 15 Nos LED lights have been installed to brighten up Hill Park, which are functioning efficiently.
- c. **Security Cameras.** A surveillance system comprising 17 Nos of Cameras have been installed at all entry gates of ECHS. Monitoring of all cameras/gates is being done at monitoring room in ECHS Office. Recording of all cameras is retained for 15 days.
- d. **Water Filtration Plant.** An old water filtration plant has been upgraded to RO (Reverse Osmosis) plant with increased capacity of filtered water. ECHS members and residents from neighboring societies are benefitting from this plant. Water quality is no less than any good quality Mineral Water. The plant has been upgraded by qualified team of NUST experts who are maintaining this facility on regular basis through a term contract.
8. **Update on Issue of NOC from Relevant Civic Authority**
- a. Engr Brig Muhammad Saeed Qadir (Retd), Executive Member, Management Committee explained about efforts made by the Management Committee. He informed that Layout Plan of ECHS was approved by CDA in 2005. Since then there have been very hectic efforts by the different Management Committees for receipt of Final NOC for which all the documentation has also been completed and submitted to RDA about 6 months back, but due to of late change in policy of Govt of Punjab, the responsibility for issue of NOCs for all Cooperative Housing Societies (including ECHS) has now been entrusted to respective District Councils. The RDA is now waiting for final formal permission to shift record of all Cooperative Societies to respective

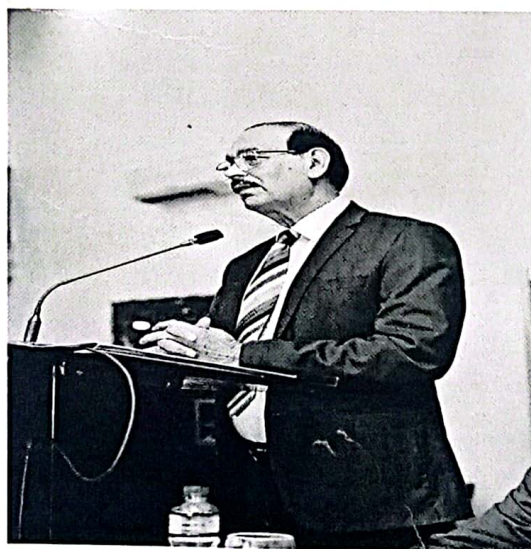
District Councils. It is however informed for the benefit of all members that, in general information letter about different societies by the RDA, the ECHS has been declared as one of the legal Society. Various steps taken by MC in pursuance of NOC were also highlighted by the executive member.

- b. The executive member also briefed the house regarding preparation of digital maps showing LOP, Topography and khasras of complete ECHS. Executive Member informed the House about previous and current procedure of plots demarcation through Total Station.



**Engr Brig Muhammad Saeed Qadir (Retd)**  
**Executive Member - MC**

9. **Updation on Audit and Budget.** Engr. Brig Dr. Nasrullah Abeer SI (M), (Retd), Vice President & Acting Treasurer briefed the house about financial management of the Society. He displayed audit reports of last five years from July 2016 to June 2021. He also requested the House for approval of all the Audit reports and budget. The House approved the audit reports and the Budget for year 2021-2022.



**Engr Brig Dr. Nasrullah Abeer, SI (M), (Retd)**  
**VP & Treasurer – MC**



10. After the briefing/updates by the Management Committee on all above aspects, the Agenda Points sent to members for the AGM were discussed in detail and decisions of the AGM are as under:-

- a. **Approval of Minutes of 32<sup>nd</sup> AGM. Approved.** President ECHS informed the house that since no observation was received on the minutes of 32<sup>nd</sup> Annual General Body Meeting which had been dispatched to all the members in years 2017, therefore same may please be approved. Minutes were proposed by Engr. Lt Col Abdur Raouf (Retd) (ECHS-1541) and seconded by Engr Brig Tariq Nafees Ahmed (Retd) (ECHS-324). The minutes were approved by the House.
- b. **Road Connection to G.T Road through MVHS (Approval of MOU) -Approved.** Contents of draft MOU between ECHS and MVHS were shared with all members and President requested the members to give decision. All members appreciated the efforts of MC and approved the same unanimously.
- c. **Auction of Commercial Plots in Main Commercial Sector "J" and Corner Commercial Plots in all Sectors.** The motion was presented before the house for auction of commercial plots in Main Commercial Sector 'J' and Corner Shops (plots) to increase the commercial activities in ECHS. Some members suggested that same should be utilized as Joint Venture efforts. However, after discussion, majority of the members did not approve the auction of commercial plots in main commercial sector "J" but auction of corner commercial plots in all sectors was approved..
- d. **Approval for Construction of Hospital–Approved.** Proposal for construction of hospital was approved by the house unanimously.
- e. **Construction of Phase-I of Community Center in Sector "J". Approved.** Approved to the extent of preparation of Design only. Approval for construction may be presented in the next AGM.
- f. **Repair of Remaining Roads (Including Street Roads). Approved.** The house approved the repairs of remaining roads unanimously.
- g. **Improvement of Electrical Infrastructure. Approved.** The house approved the improvement of electrical infrastructure of complete Society, unanimously.
- h. **Development of Minimum of 2 x New Tube- Wells. Approved.** House approved the installation of 2 x new tube wells, unanimously.
- j. **Approval of on-going Development of Water Supply Network in Sector "M" and miscellaneous maintenance expenditures (details were shared). Approved.** House Approved the subject work, unanimously.


- k. **Approval for Allotment of Plots on Payment (including cost of land and development charges) only to those functionaries who help ECHS in getting NOC.** House approved allotment of a plot each to such functionaries who help in obtaining NOC with maximum of two such allottees.

l. **Proposal for Right of Non-Engineer Members to vote for MC Election.**Not Approved.

- (1) The said proposal was considered by the House in the light of existing By-Laws of the Society (duly approved by the CR) which amply clarify the definition of membership for the ECHS (reference para 5, Chapter-II, copy attached).
- (2) The rule position with regard to any amendments in the By-Laws is clearly mentioned in para 22 of Chapter-III (copy attached).
- (3) (a) 209x Members attended and the above adjourned AGM. At the time of voting 192x members were present in the Hall. Transparent voting was held in the presence of all members and Mr. Siraj Lone representative of CR Office. Voting count was as under:-

(i) In Favour	-	116
(ii) Against	-	76
- (b) The above result clearly indicates that required 2/3<sup>rd</sup> majority to amend By-Laws was not attained. Thus not approved.
- (4) Although as per By-Laws only Engr members should have voted on the subject. However, all present members including non engr were allowed to vote in AGM, despite that 2/3<sup>rd</sup> majority required for amendment in By-Laws was not attained.

11. AGM 33<sup>rd</sup> concluded with word of thanks for all members by the President.

  
Secretary ECHS  
(EngrCol Muhammad Sarfraz, Retd)